

FORM-BASED CODE & HISTORIC DISTRICT GUIDELINES



CODE STUDIO



1 THE PROJECT

- » To prepare **Form-Based Code and Historic District Guidelines** for the Fort Worth Stockyards
- » **Address known issues**, such as:
 - » Preserving **existing character**
 - » Ensuring **new development** is **compatible** with **historic structures**
 - » Responding to **development pressure**

PROPOSED HISTORIC DISTRICT



— Council-Initiated Boundary — HCLC Proposed Boundary

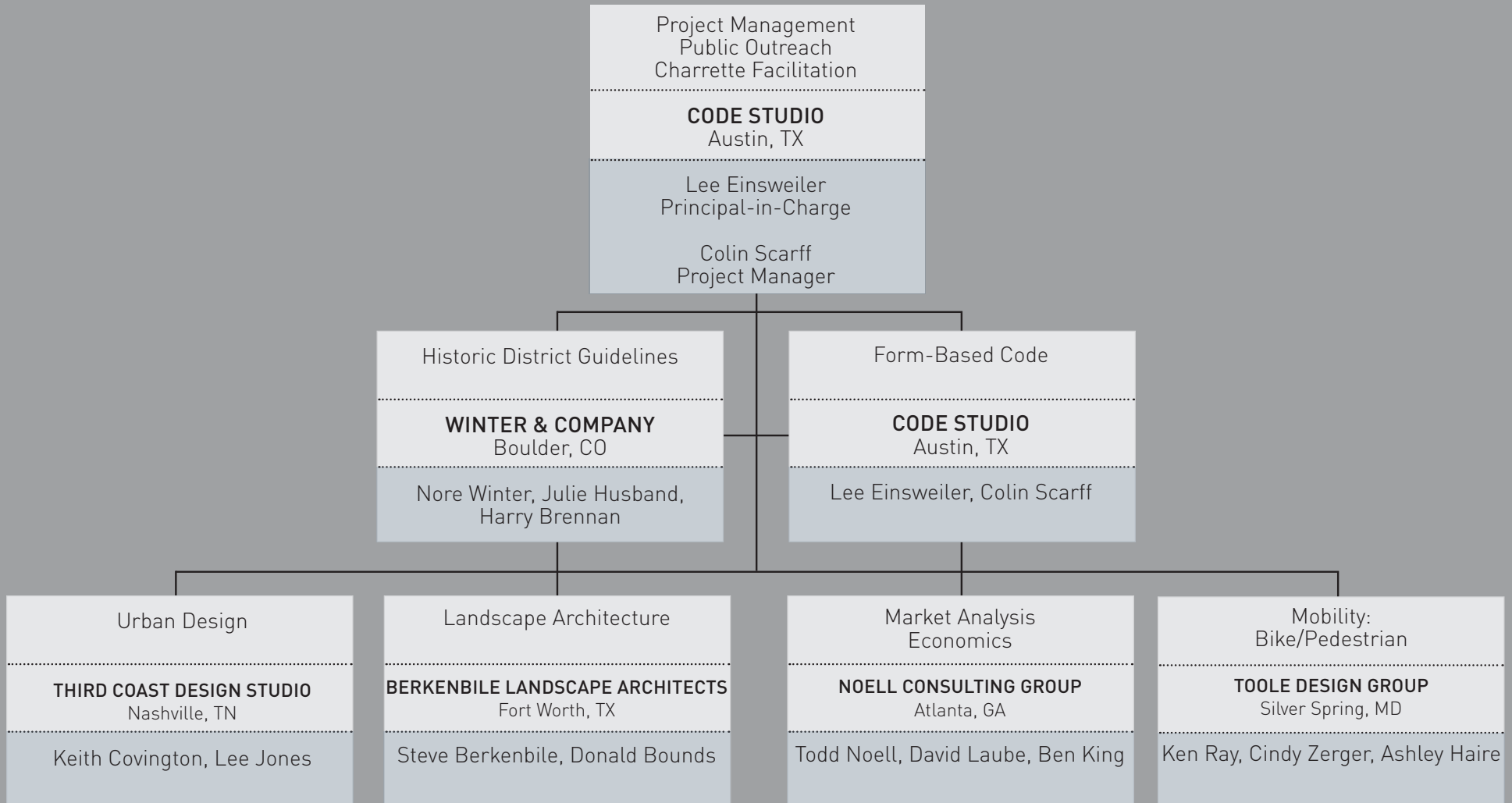
PROJECT AREA



— Project Boundary

— PD/MU-2 Boundary

2 PROJECT TEAM



3 WHAT IS A FORM-BASED CODE?

A new approach to zoning with an increased focus on walkability, predictability and outcomes.

A POCKET GUIDE TO DEVELOPMENT ON KNOXVILLE'S SOUTH WATERFRONT

DRAFT

September, 2006

Old Series (Scottish Pike)	Old Series (Grove Creek, Campus Cove and Quarry Village)	Old Series (Bob Townes Walk)	Old Series (Henley Gateway)	Old Series (Waterfront Marketplace)	Private Development
Reinforcing what is already there	Building a new neighborhood	Encouraging development on the water's edge	Defining a new civic space	Creating a gateway to downtown	Establishing a waterfront presence
Diagrams	Diagrams	Diagrams	Diagrams	Diagrams	Diagrams
Description	Description	Description	Description	Description	Description
Streetscape	Streetscape	Streetscape	Streetscape	Streetscape	Streetscape
Character	Character	Character	Character	Character	Character
Public Development	Public Development	Public Development	Public Development	Public Development	Public Development

Form Based Coding

The intent of this Form Based Code is to facilitate and enable redevelopment in the Knoxville South Waterfront.

What are Form-based Codes?

Form-based codes de-emphasize land use in favor of building form and typology. They encourage a greater mix of uses and housing types and place stronger emphasis on the design of the public realm. In addition, greater public participation in the coding process will make all parties involved to have a better understanding of the outcomes of future development. Form-based codes are also more graphic-intensive and easier for the public to understand than traditional zoning. The intent of these codes is to provide a blueprint for future development that allows for greater predictability in determining the outcome for future development.

The Knoxville South Waterfront Master Plan on the eastern side of this poster represents a possible vision for future growth. These codes are written to facilitate future development in such a way as to be consistent with the vision of the Master Plan and to create an environment that enhances this vision.

The three-mile long Knoxville South Waterfront has been divided into SEVEN DISTRICTS. Each district has been given a unique name and character that should be preserved and enhanced with new development. For example, Senior Avenue is a different type of street than Chapman Highway and therefore new development in this area requires different guidelines. The following graphic describes three zones distinct identity organized by color-coded columns.

Definitions:

- Maximum building outline
- Minimum building outline
- Property line
- R.O.W. = Right of Way
- Segment = Building Module
- Frontage = Building Facade on Setback Line

General Notes:

- Uses:
 - Uses prohibited from every district include all major agricultural, heavy industrial, stock business, distribution facilities, health-care, and waste treatment.
- Grass/Planting:
 - Buildings developed by natural causes or fire may be retained on the existing landscape.
- Building Heights:
 - Measured from the average natural grade level of the site to the highest point of the building.
- Notes:
 - This Form-Based Code incorporates the Noise and Signage Regulations of the City of Knoxville.
- Please refer to the "USE'S GUIDE" for a more detailed description of the Form-Based Code and a complete list of development incentives. (in development)

The Vision Statement*

"Knoxville's South Waterfront will be an attractive and distinctive part of downtown Knoxville and a gateway to diverse neighborhoods, waterfront recreation, revitalized business districts and places of employment. It will preserve and enhance things that make it special today. It will be a better place to live, work, play and move around."

* This statement was generated from the 2005 Public Workshop. It is a guide to development of the future and is not a guarantee of any outcome or challenge to the plan as presented.

UNDER DEVELOPMENT

Approval Process

The current process for reviewing property and acquiring building approval in Knoxville is lengthy and complex. The process by which one obtains a building permit can take anywhere from 3 to 14 months, causing confusion, frustration and delay to property owners and Knoxville citizens who are looking to improve and invest in the city. The majority of land along the Knoxville South Waterfront is owned by the City of Knoxville. It is requiring a reviewing agency for any new other than industrial.

Character

This area is closely connected with the Bob Townes Walk. New development on this site is encouraged to be mixed-use and that maintain low-rise to the site by covering buildings perpendicular to the waterfront. Development that creates a continuous visual barrier to the Tennessee River is not permitted. Surface parking on this site will be kept to a minimum. A few minutes at the base of the Quay Street Bridge and Quay Street, this area is closely connected with the Quay Street Bridge and Quay Street.

The process for adapting the form-based code will be...

VISUALLY-ORIENTED, GRAPHIC

2.0. DISTRICTS

2.3. RAD-1: Live-Work

1. PURPOSE AND INTENT



A. Form

RAD-1 is intended to accommodate a variety of small-scale residential buildings that address and conform to the topography of the area.

B. Height

To help ensure compatibility with the adjacent residential neighborhood, building height is limited to 3 stories.

C. Front Setbacks

Buildings are pulled up to the sidewalk to encourage pedestrian activity.

D. Use

A variety of residential uses are allowed. Live/work is also allowed subject to standards that limit the extent of the nonresidential use.



DRAFT 3.07.16

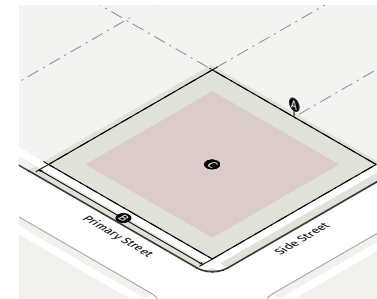
River Arts Form District Asheville, North Carolina

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2.0. DISTRICTS

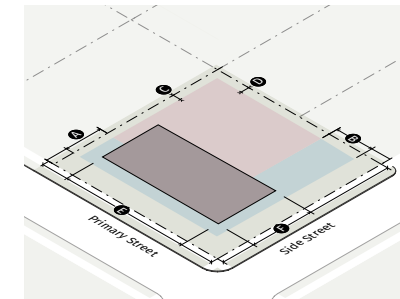
2.3. RAD-1: Live-Work

2. LOT CRITERIA



Lot Dimensions	
A Lot area (min)	0'
B Lot width (min)	0'
Lot Parameters	
C Building coverage (max)	80%

3. SITING



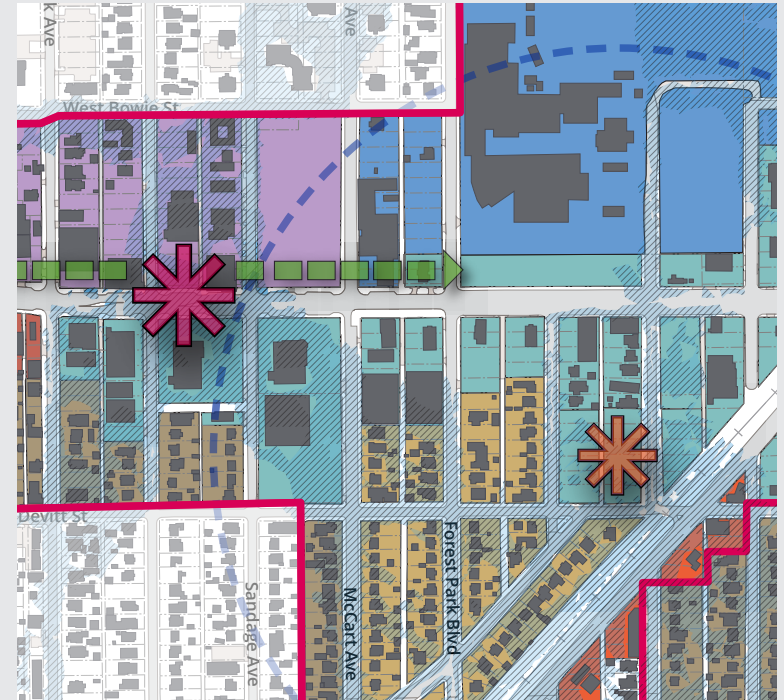
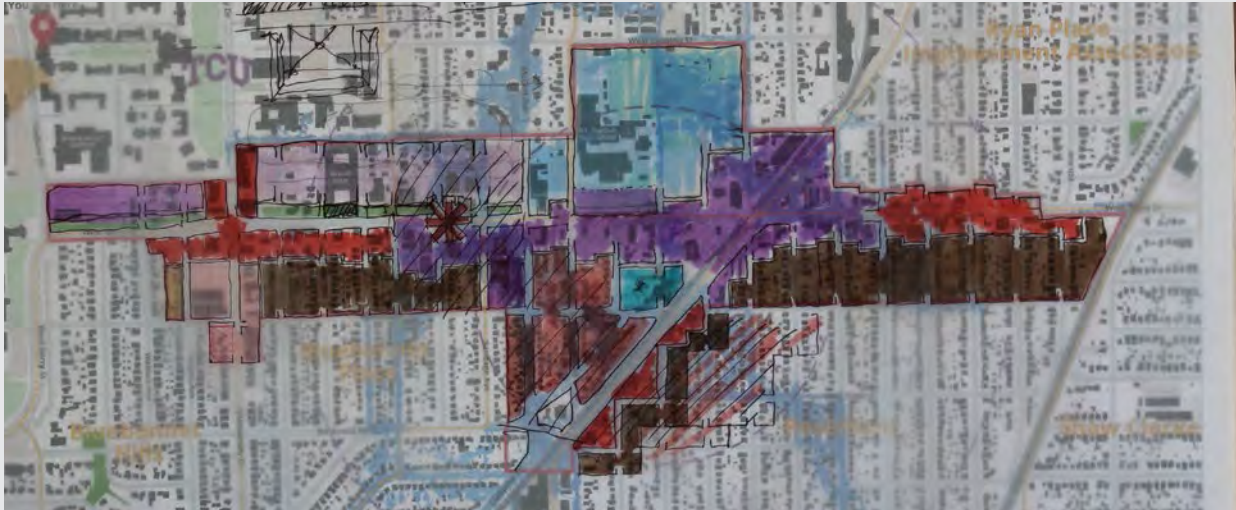
Building Setbacks	
A Primary street (min/max)	10'/30'
B Side street (min/max)	10'/30'
C Side interior (min)	5'
D Rear (min)	5'
Rear or side interior abutting RS or RM (min)	15'
Build-to Zone (BTZ)	
E Building facade in primary street BTZ (min % of lot width)	70%
F Building facade in side street BTZ (min % of lot width)	35%

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River Arts Form District Asheville, North Carolina

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FOCUSED ON PLAN IMPLEMENTATION



A MULTI-PURPOSE TOOL

PRESERVE/ENHANCE



INCREMENTAL CHANGE



TRANSFORM



FORM: BUILDING PLACEMENT



FORM: BUILDING PLACEMENT



FORM: PARKING LOCATION



FORM: PARKING LOCATION



FORM: BUILDING HEIGHT



FORM: BUILDING HEIGHT



FORM: BUILDING HEIGHT



FORM: WINDOWS AND DOORS



FORM: WINDOWS AND DOORS



FORM: **USE**

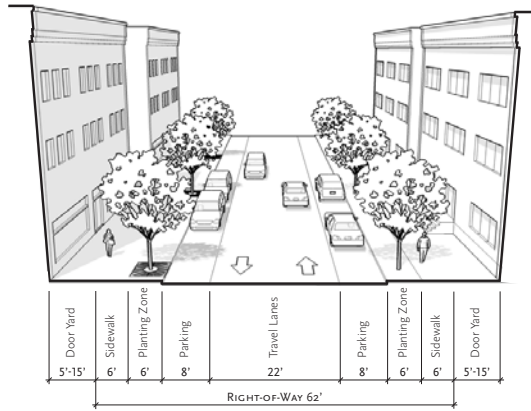


= CLEAR, PREDICTABLE RESULTS

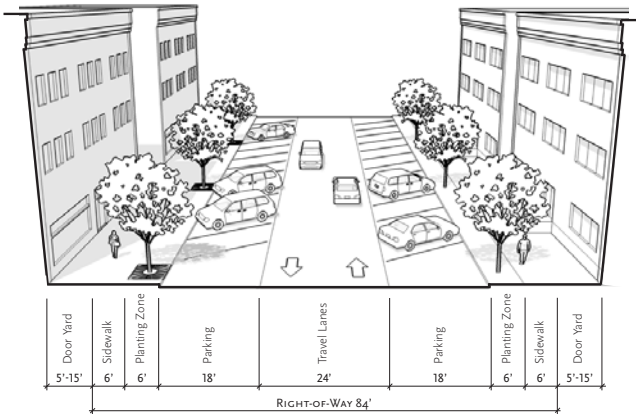
Division 51A-13.500 Minor Streets and Streetscapes.

Sec. 51A-13.502 New Minor Streets.

(A) Parallel Parking (MS-1A).



(B) Angle (60°) Parking (MS-1B).



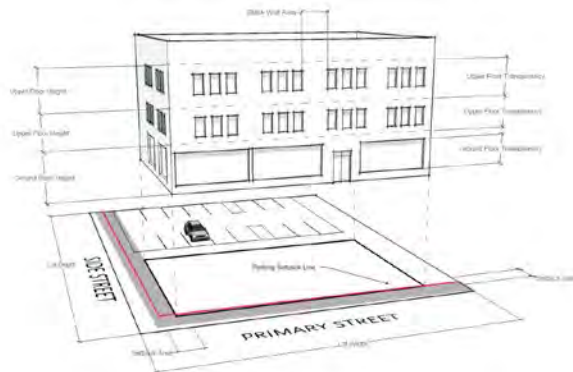
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Article XIII. Form Districts | 5-5



= CLEAR, PREDICTABLE RESULTS

3.10.3 Frontage Standards

 SHOPFRONT

HEIGHT

GROUND FLOOR ELEVATION

GROUND FLOOR ELEVATION
For ground floor residential uses, the ground floor finished elevation shall be a minimum of 18 inches above the adjacent sidewalk. There is no minimum for ground floor nonresidential uses.

FLOOR HEIGHT

1. Ground floors shall have a floor to floor height of at least 14 ft.
2. Each upper floor shall have a floor to floor height of at least 9 ft.

BUILDING ENTRANCE

1. A functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.
2. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
3. A minimum of 50% of the required entrance shall be transparent.
4. Recessed entrances shall not exceed 3 ft. in depth and one foot in height.

BLANK WALL AREA

Blank lengths of wall exceeding 25 linear ft. are prohibited on all primary and side street building façades.

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4 HISTORIC DISTRICT GUIDELINES



UNDERSTAND HISTORIC CHARACTER



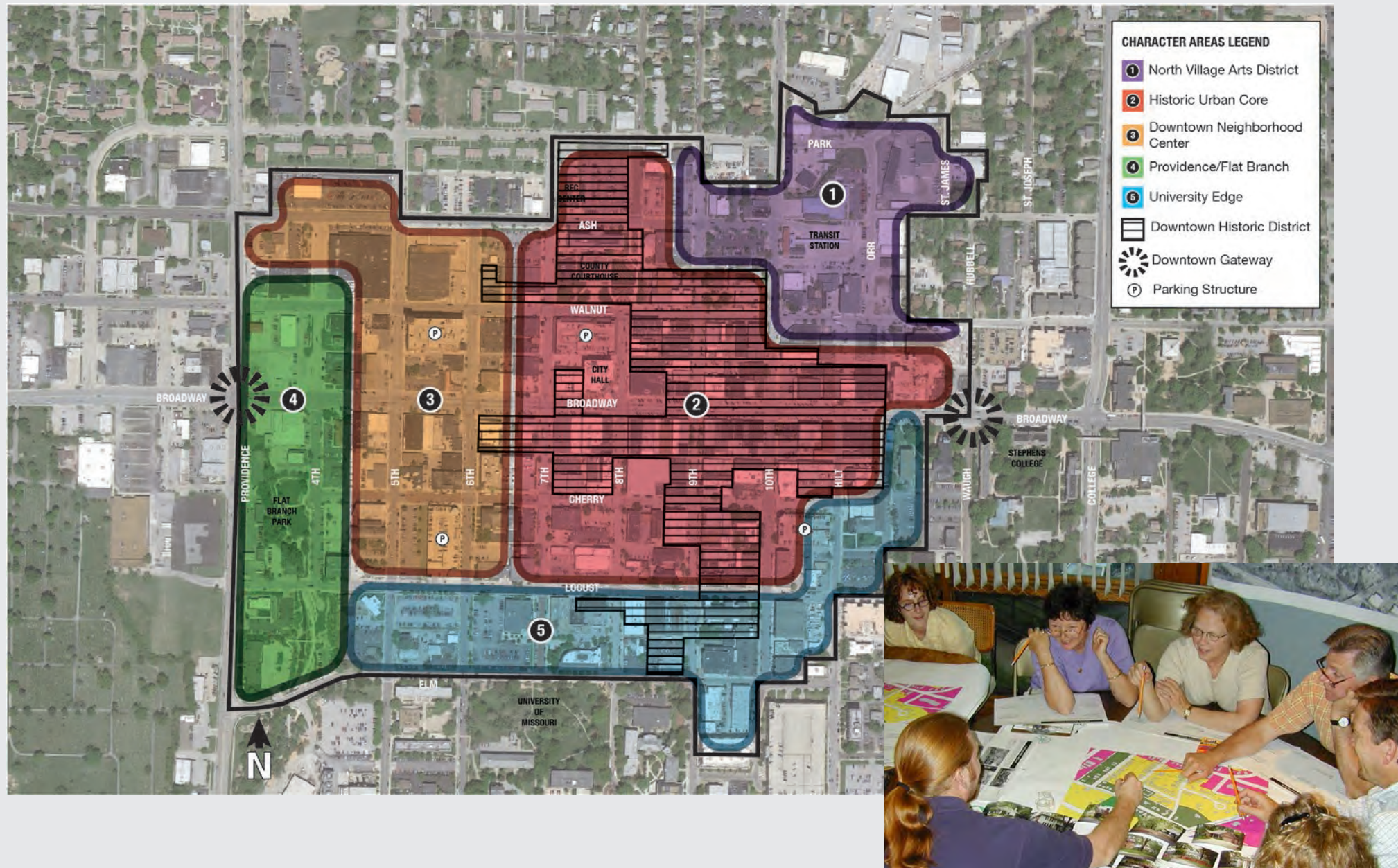
KEY ISSUES FOR PRESERVATION



DEFINE DESIGN GOALS



DEVELOP URBAN DESIGN FRAMEWORK



5 THE CHARRETTE PROCESS

- » A Multi-Day, Collaborative Planning Effort
- » Harness Talents of Stakeholders to Create Planning and Coding Concepts
- » Short Feedback Loops, Applies Technical Expertise to Refine Vision, Ensure Feasibility



cha•rrette \shuh-RET\ n.

1. a multiple-day collaborative design and planning workshop held on-site and inclusive of all affected stakeholders.

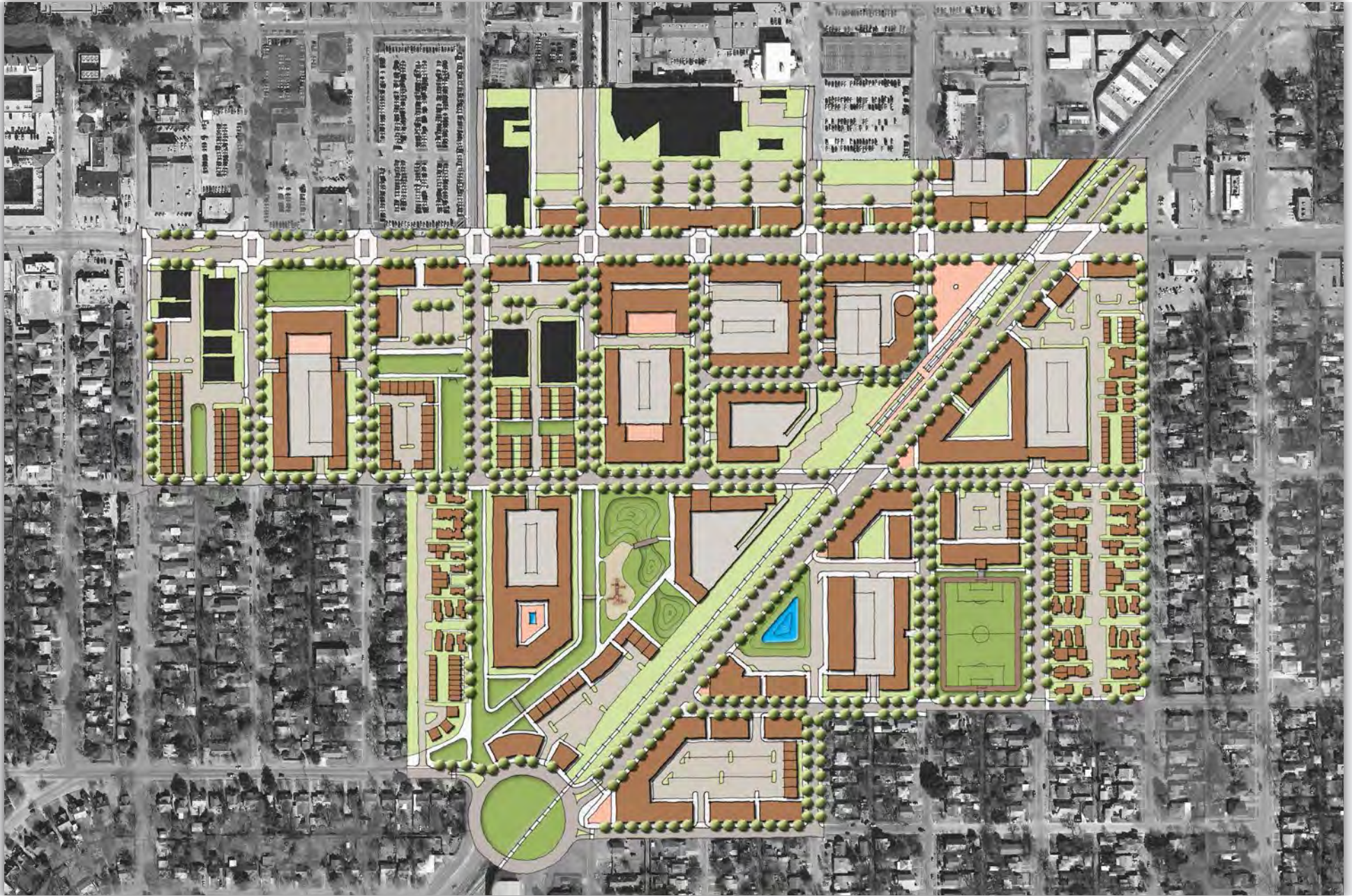
[From French charrette (cart), from Old French.

Anecdotally, professors at the Ecole de Beaux Arts in Paris during the 19th century collected architecture students' final drawings in a cart for jury critiques while students frantically put finishing touches on their work]

THE CHARRETTE: MAY 21 - 25, 2016

SATURDAY May 21	SUNDAY May 22	MONDAY May 23	TUESDAY May 24	WEDNESDAY May 25
Hands-On Design Session 9 am - 12 pm	Open Design Studio 9 am - 7 pm	Open Design Studio 9 am - 5 pm	Open Design Studio 9 am - 7 pm	
		Lunch and Learn (topic TBD) 12 - 1 pm	Lunch and Learn (topic TBD) 12 - 1 pm	
		Drop-In Open House 6 pm - 8 pm		Work-In Progress Presentation 6 pm - 8 pm

CHARRETTE PRODUCTS: BLOCK STUDIES

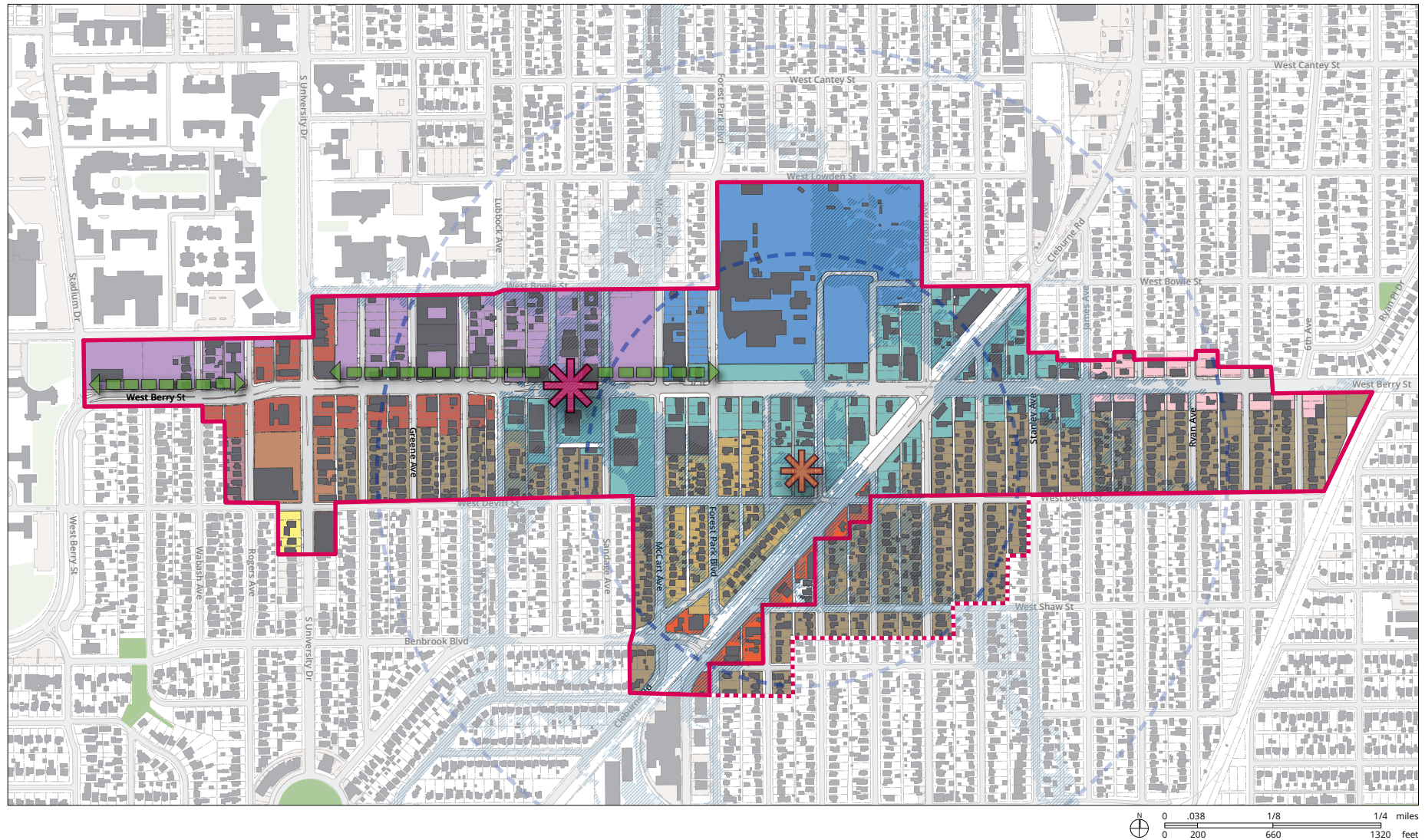


CHARRETTE PRODUCTS: CHARACTER AREAS

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FUTURE CHARACTER MAP BERRY/UNIVERSITY URBAN VILLAGE

Monday, October 13, 2014



Fort Worth, Texas
North Central Texas
Council of Governments
Code Studio | Third Coast Design Studio | Half Associates | Civic Economics | Berkenbile Landscape Architects | Deshazo Group | Open Channels Group

CHARRETTE REPORT



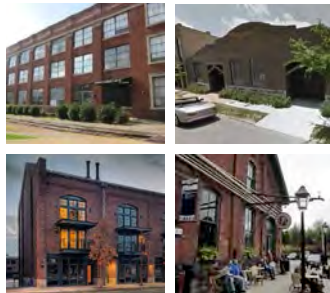
After the meeting, attendees could fill out exit surveys, expressing thoughts and concerns about the upcoming charrette.

CHATTANOOGA DOWNTOWN FORM-BASED CODE CHARRETTE REPORT [DRAFT 06.09.2015]

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INDUSTRIAL MIXED USE (IX-)

- Description:** Intended to reinforce the industrial character and productive function of the area, but also allow for a variety of commercial and residential options.
- Building Types:** Industrial flex, mixed-use shopfront, shopfront, live-work, flat, rowhouse, civic.
- Use:** Industrial, manufacturing, artisan, commercial, multi-family, single-family attached, public.
- Front Setback:** 0 to 30 feet.
- Max Height:** 3 stories, 4 stories.



CHATTANOOGA DOWNTOWN FORM-BASED CODE CHARRETTE REPORT [DRAFT 06.09.2015]

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DOWNTOWN RIVERFRONT

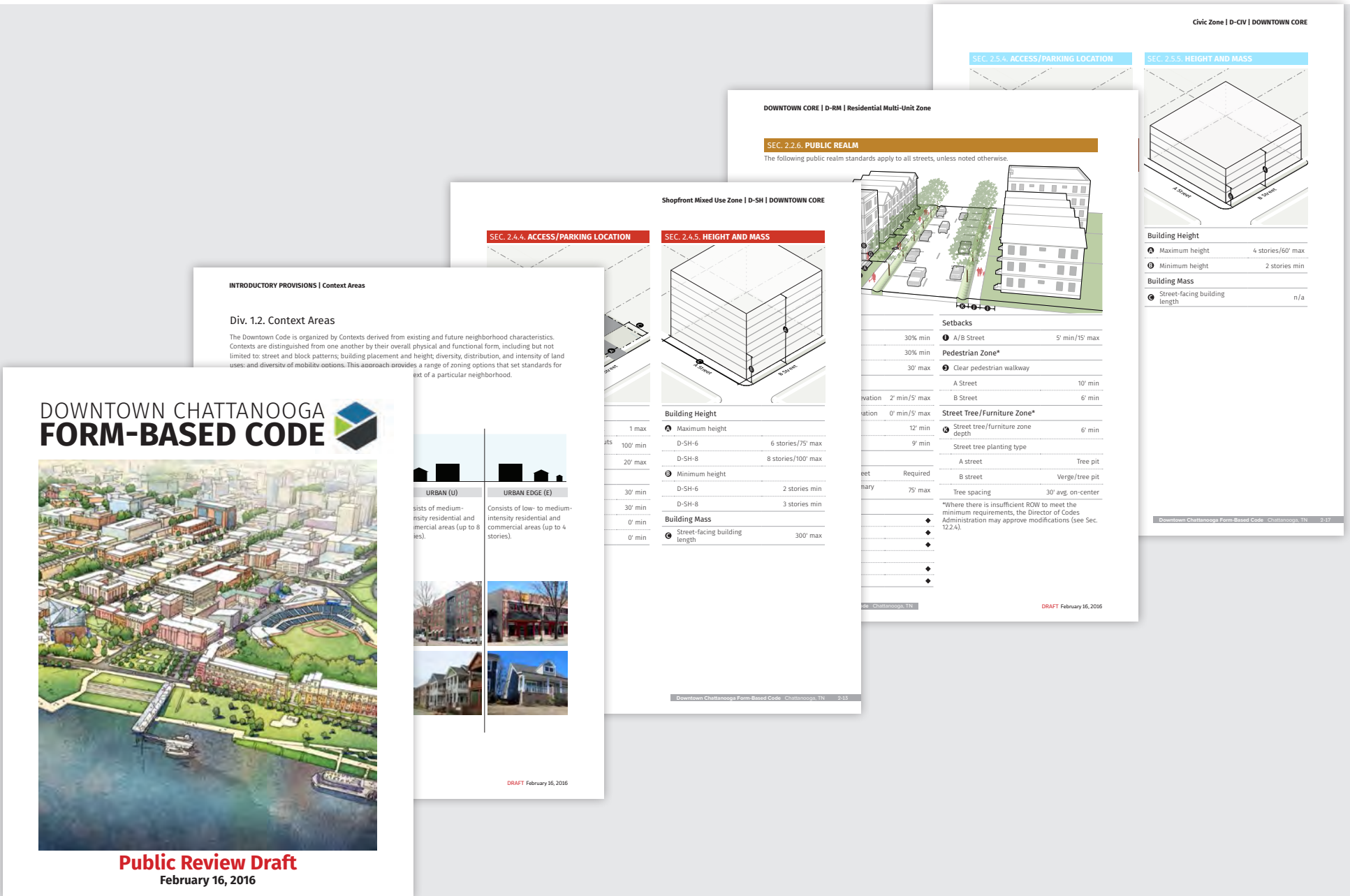


Birds-eye view of how the Riverfront and City Center neighborhoods might look in the future. A tight network of buildings, streets and open space provide amenities for both visitors and local residents. Riverfront development takes advantage of views and proximity to outdoor amenities.

CHATTANOOGA DOWNTOWN FORM-BASED CODE CHARRETTE REPORT [DRAFT 06.09.2015]

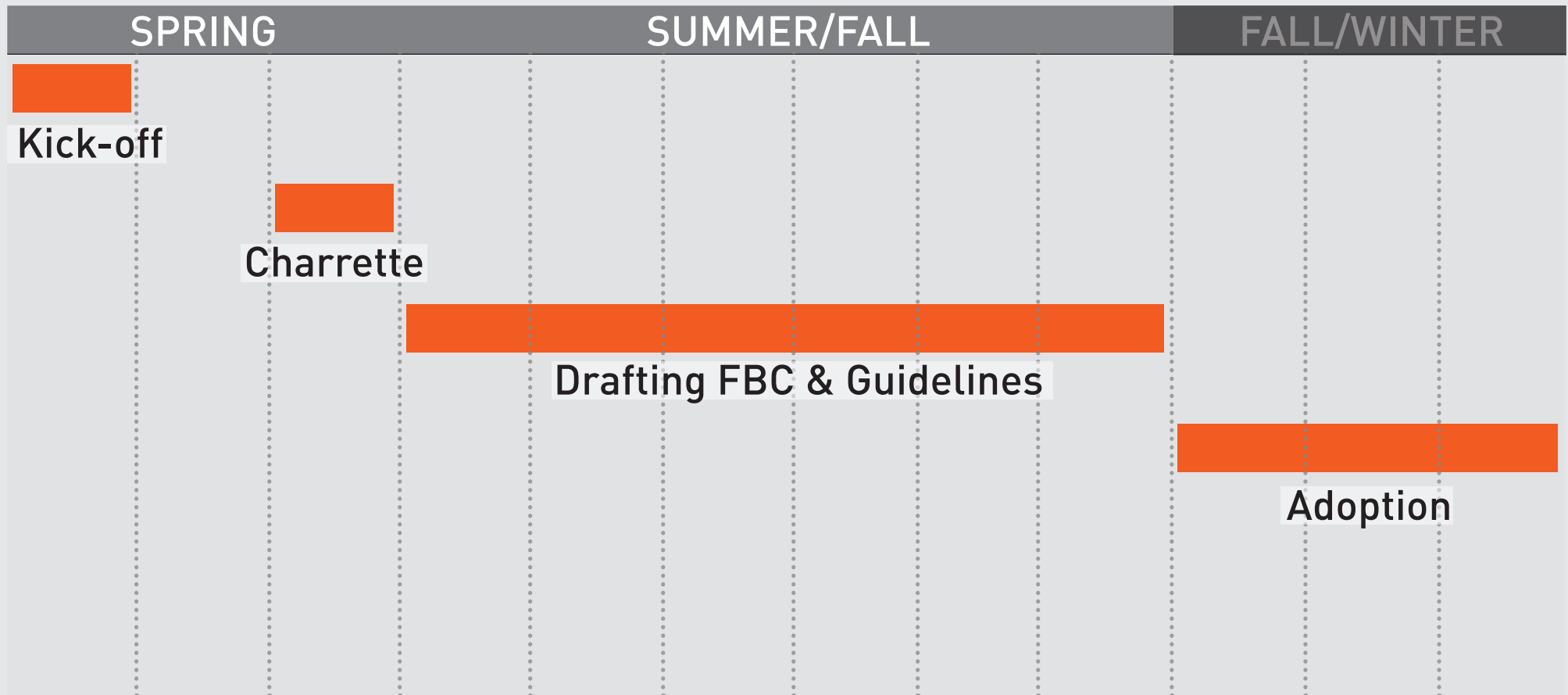
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FORM-BASED CODE



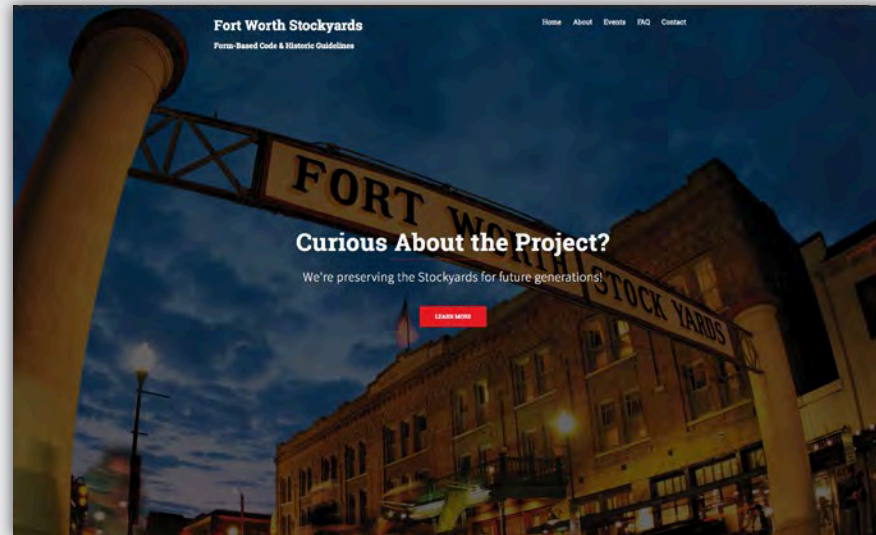
6 NEXT STEPS

PROJECT TIMELINE



COMMENTS? QUESTIONS?

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stockyards.code-studio.com

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